

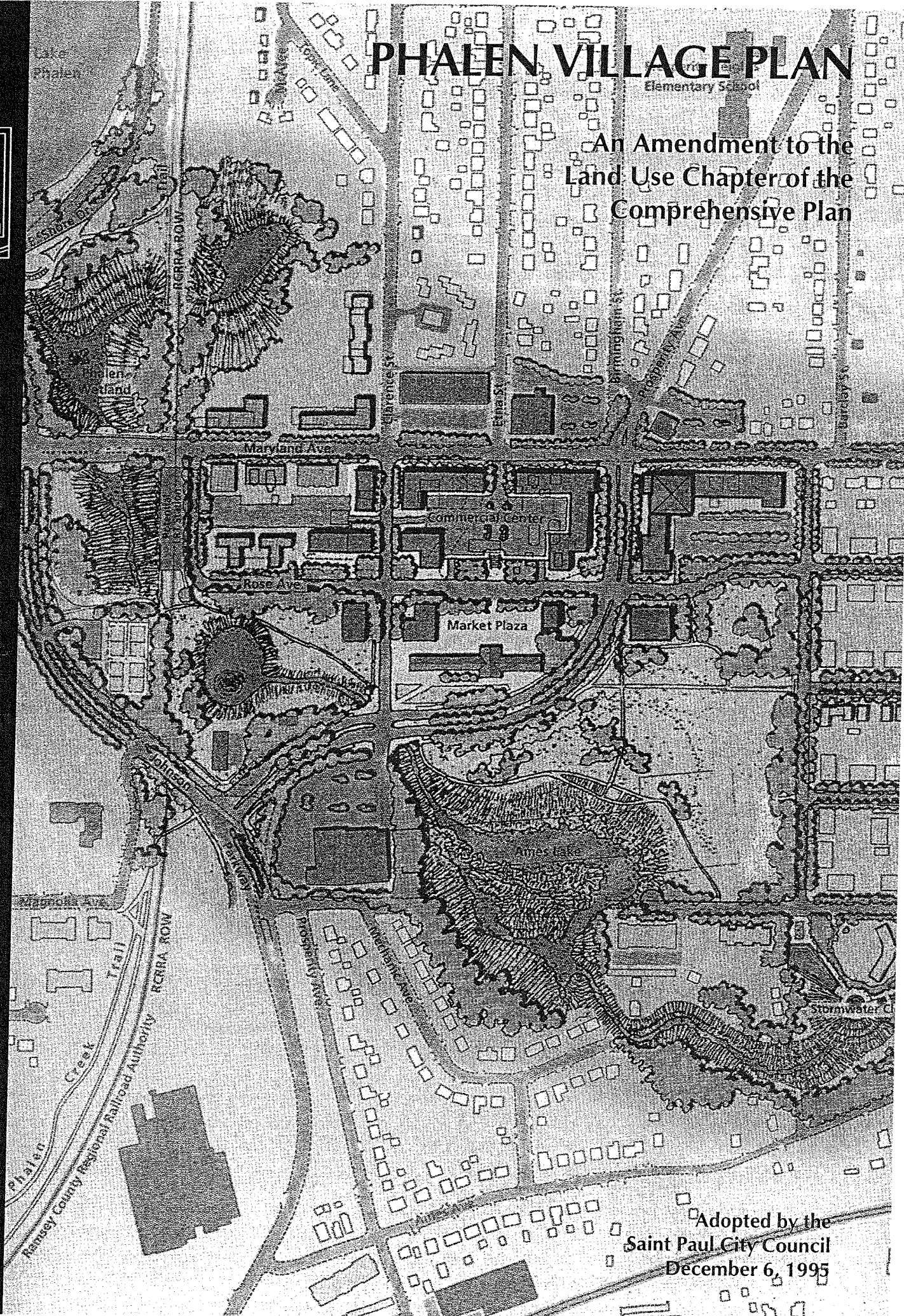


## A Small Area Plan

# PHALEN VILLAGE PLAN

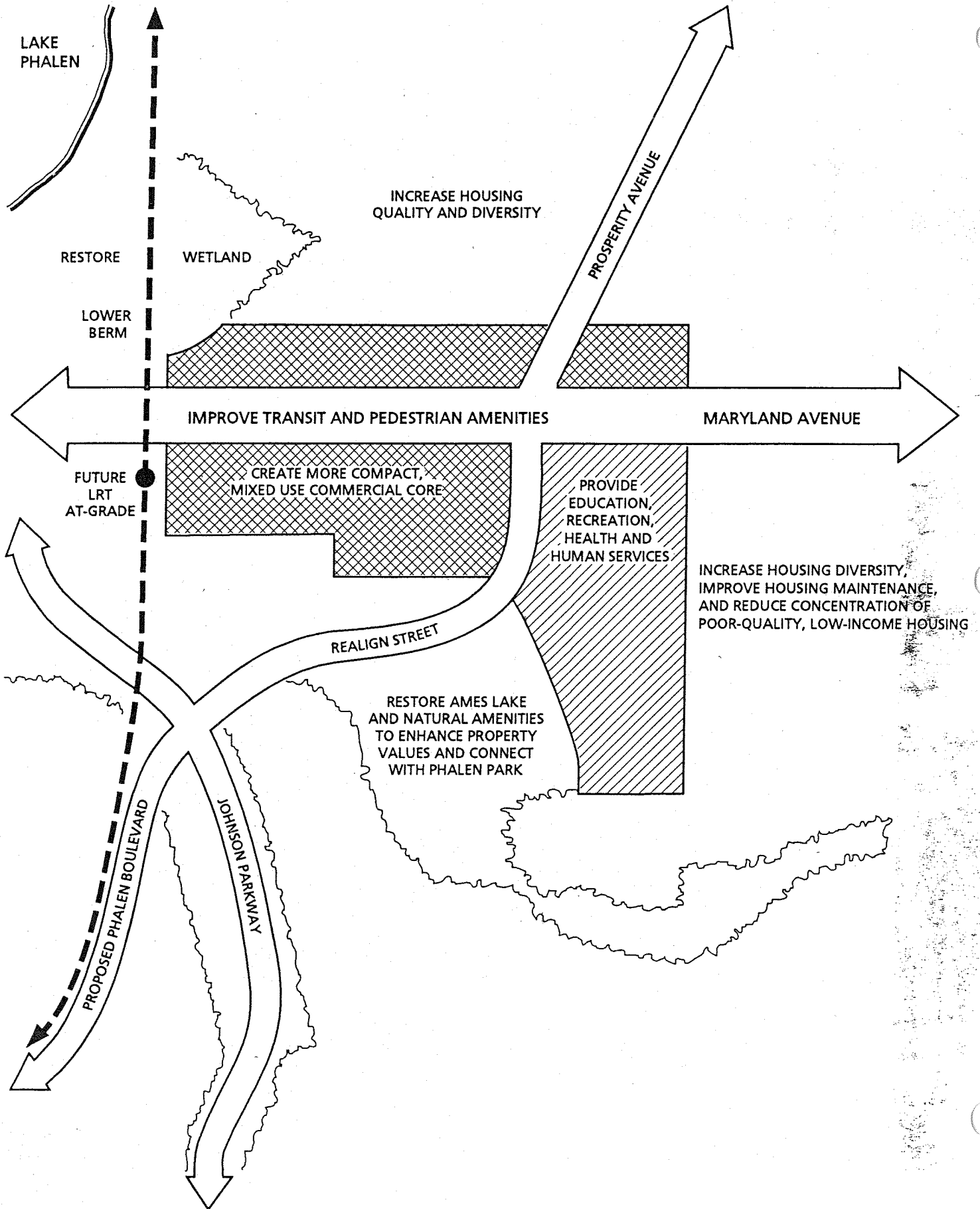
Elementary School

An Amendment to the  
Land Use Chapter of the  
Comprehensive Plan



Adopted by the  
Saint Paul City Council  
December 6, 1995

# PHALEN VILLAGE CONCEPT POLICY MAP



# **Phalen Village Small Area Plan and 40-Acre Study**

***An Amendment to the Land Use Chapter  
of the Comprehensive Plan***



Approved by the  
Phalen Village Small Area Plan Task Force  
July 13, 1993

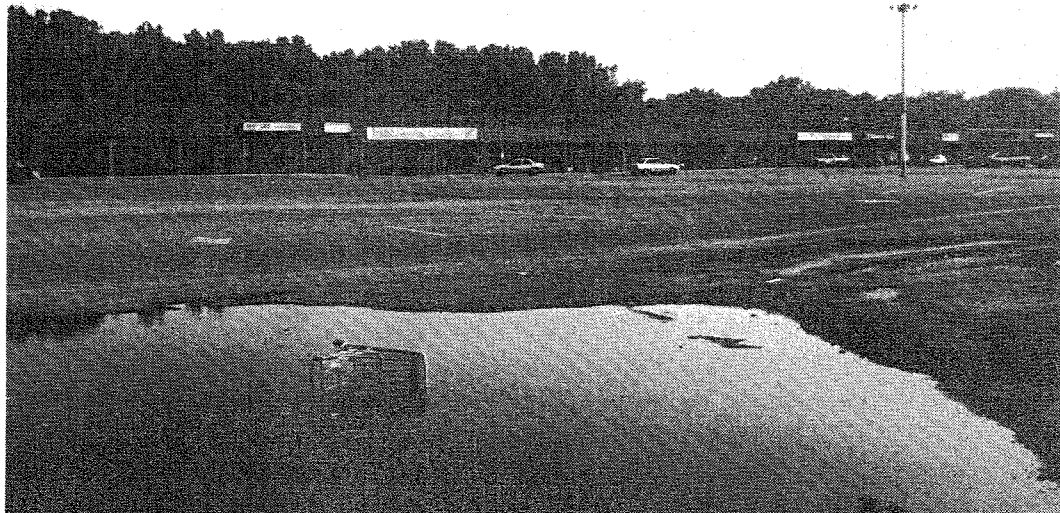
Recommended by the  
District 2 Community Council  
August 18, 1993

Recommended by the  
Saint Paul Planning Commission  
September 23, 1994

Adopted by the  
Saint Paul City Council  
December 6, 1995

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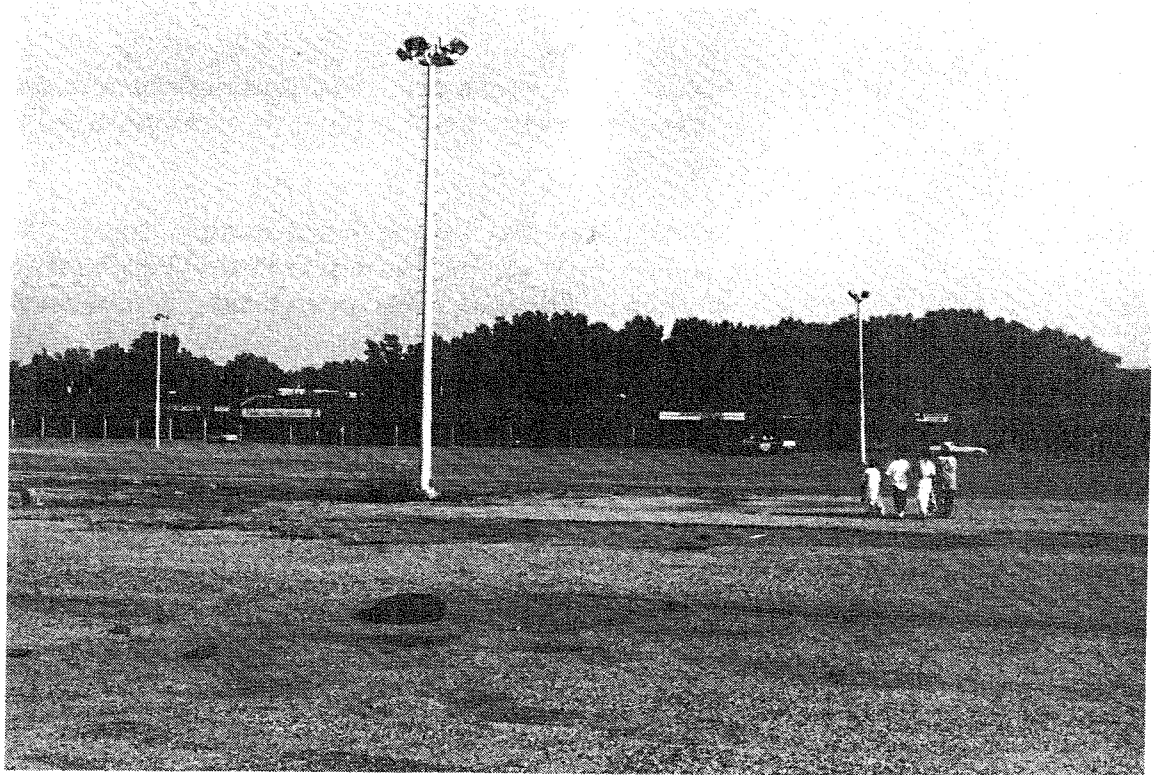
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**The goal of the Phalen Village Small Area Plan is to transform the area from a blighting influence harmful to property values into a safe, stable, attractive community center that meets neighborhood needs and is an asset to the East Side.** To that end, this plan recommends a package of bold, interrelated objectives: create an urban village with a mix of housing options and a commercial presence reconstituted both geographically and in terms of market; create a stronger connection to Lake Phalen and the natural landscape, with a wetland park and public open space system that provides neighborhood amenity and identity; improve access to transit, jobs and job training; and improve the physical development pattern of the area to facilitate interaction among residents, increase personal safety and help control crime.

## **Key Ideas and Recommendations**

### **1. Create a more compact "Phalen Village" commercial area.**

- Create a compact, mixed-use, more neighborhood-, pedestrian-, and transit-oriented commercial area along Maryland, in size and offering services commensurate with market demand. The current size and design of the 1960s-era commercial area is based on highway/auto access and a community market that no longer exists.

### **2. Increase housing diversity, improve housing maintenance, and reduce the concentration of poor-quality, low-income housing.**

- Rehabilitate and remove apartment buildings to improve the residential environment, create relationships with open space and streets that help control crime, and promote neighborhood stability.
- Develop new housing that takes advantage of natural features and an improved relationship to Phalen Park, and adds to the diversity of housing types, price ranges, and ownership options.

### **3. Provide transit amenities and a circulation system that is safer for pedestrians and bicyclists as well as for cars.**

- Realign Prosperity Avenue south of Maryland with Prosperity Avenue north of Maryland, creating a new four-way intersection to alleviate existing traffic safety problems and provide better access, visibility, and focus for neighborhood commercial development and transit service.

- Develop a signalized intersection at Johnson Parkway and Prosperity that gives Johnson Parkway continuity, is more understandable, and is easier for pedestrians to cross.
  - Support construction of a new "Phalen Boulevard" west from the Johnson-Prosperity intersection, using part of the right-of-way owned by Ramsey County Regional Railroad Authority, to connect to I-35E and downtown, provide better access for Phalen Village, and reduce traffic and accident rates on Maryland.
- 4. Capture more benefit from Lake Phalen and other natural amenities as a source of neighborhood identity.**
- Reduce the height of the Ramsey County Regional Railroad Authority-owned railroad berm between Johnson Parkway and Ivy to create a stronger connection between Phalen Village and its primary asset, Phalen Park.
  - Restore Ames Lake and wetlands in low areas that are unsuitable for development, and use this natural landscape as a neighborhood signature amenity that links Phalen Village to Phalen Park, enhances surrounding property values and helps attract quality commercial and residential development.
- 5. Improve Phalen Village education and social services to help build a socially and economically viable community.**
- Work with education, recreation, health and human service providers to improve access to community services, and especially to develop such things as a neighborhood medical clinic, community learning center, and child care facility near transit service in the center of Phalen Village.
- 6. Improve the design and quality of the built environment to improve the safety, image and economic vitality of the area.**
- Create a special design district for Phalen Village to promote quality construction, control crime through environmental design, increase investor confidence, and attract customers.

## Questions

Please direct any questions or requests for copies of the plan to Allan Torstenson of the Saint Paul Department of Planning and Economic Development at (651) 266-6579.

## MAP 1: STUDY AREA

